

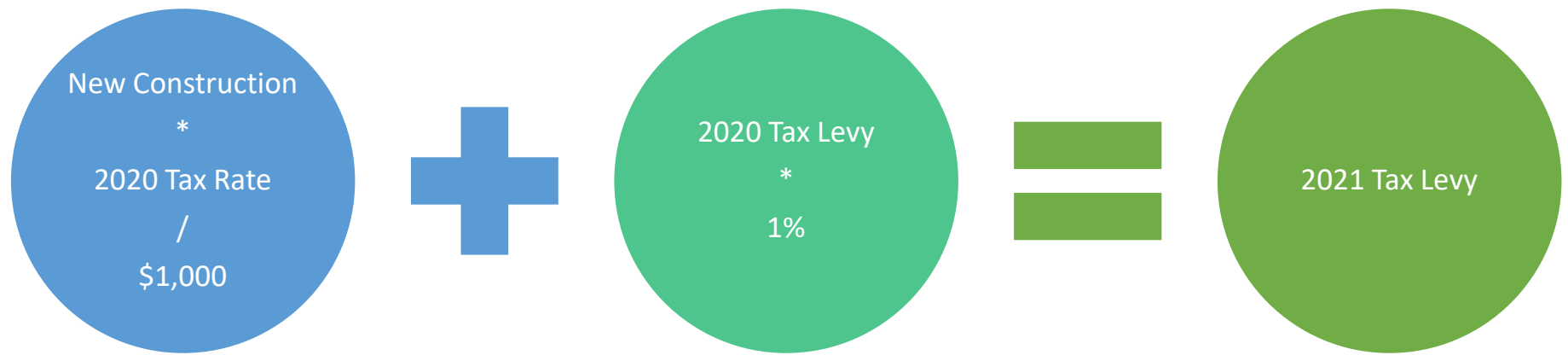


2021-2022 Biennial Budget

Property Tax Presentation

# City of Camas

# Property Tax Levy Calculation



# Tax Levy Limit Using 2020 Base

- Increase in the City tax levy is limited to 1% or the Implicit Price Deflator which ever is less
  - **2021 Implicit Price Deflator is 1.3% for 2021**
- Using the 2020 levy as a base
  - **1% increase of the 2020 levy is \$130,329 for a total base levy of \$13,163,183**
- New construction is also added to the levy amount
- Subject to the statutory maximum levy rate of \$3.60

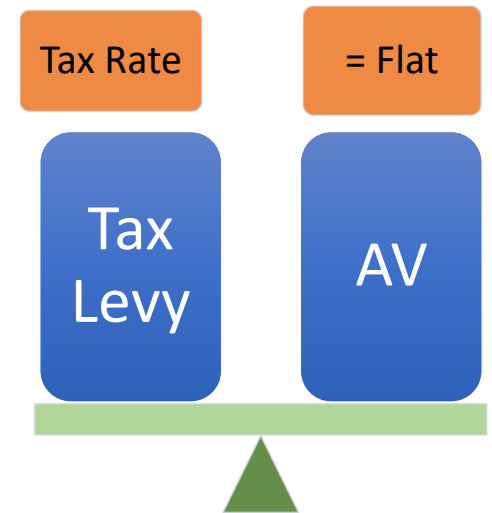
# 2021 Property Tax Levy Options

\*Median Home Price \$516,000

	1% Increase	No Increase
Base Levy	\$13,032,854	\$13,032,854
Lawful Increase of 1%	\$130,329	\$0
Estimated New Construction Increase	\$506,535	\$506,535
Total Tax Levy for 2021	\$13,669,718	\$13,539,389
Estimated Assessed Value	\$5,185,785,361	\$5,185,785,361
Estimated Levy Rate	\$2.64/\$1,000	\$2.61/\$1,000
Homeowner's Bill*	\$1,362	\$1,347
Difference		(\$15)

# 2020-2021 Property Tax Levy Comparison

	2020 Comparison	2021 Comparison	% Change
Base Levy	\$12,455,418	\$13,032,854	4.6%
Lawful Increase of 1%	\$124,554	\$130,329	4.6%
New Construction Increase	\$452,882	\$506,535	11.8%
Total Tax Levy	\$13,032,854	\$13,669,718	4.9%
Assessed Value	\$4,971,725,843	\$5,185,785,361	4.3%
Levy Rate	\$2.62/\$1,000	\$2.64/\$1,000	.76%
Homeowner's Bill*	\$1,255	\$1,362	8.5%
Difference		\$107	

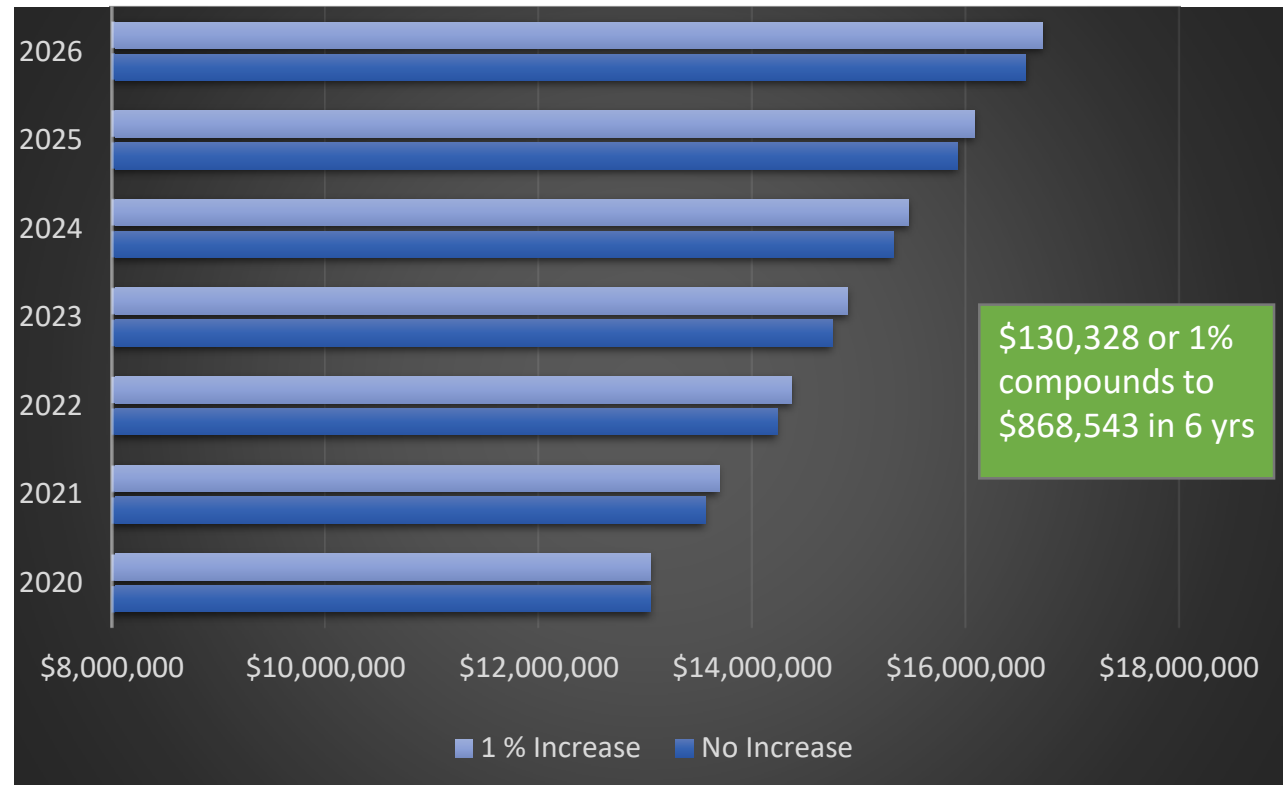


\*2019 Median Home Price \$478,900 and \$516,000 in 2020 that is **7.7% increase**

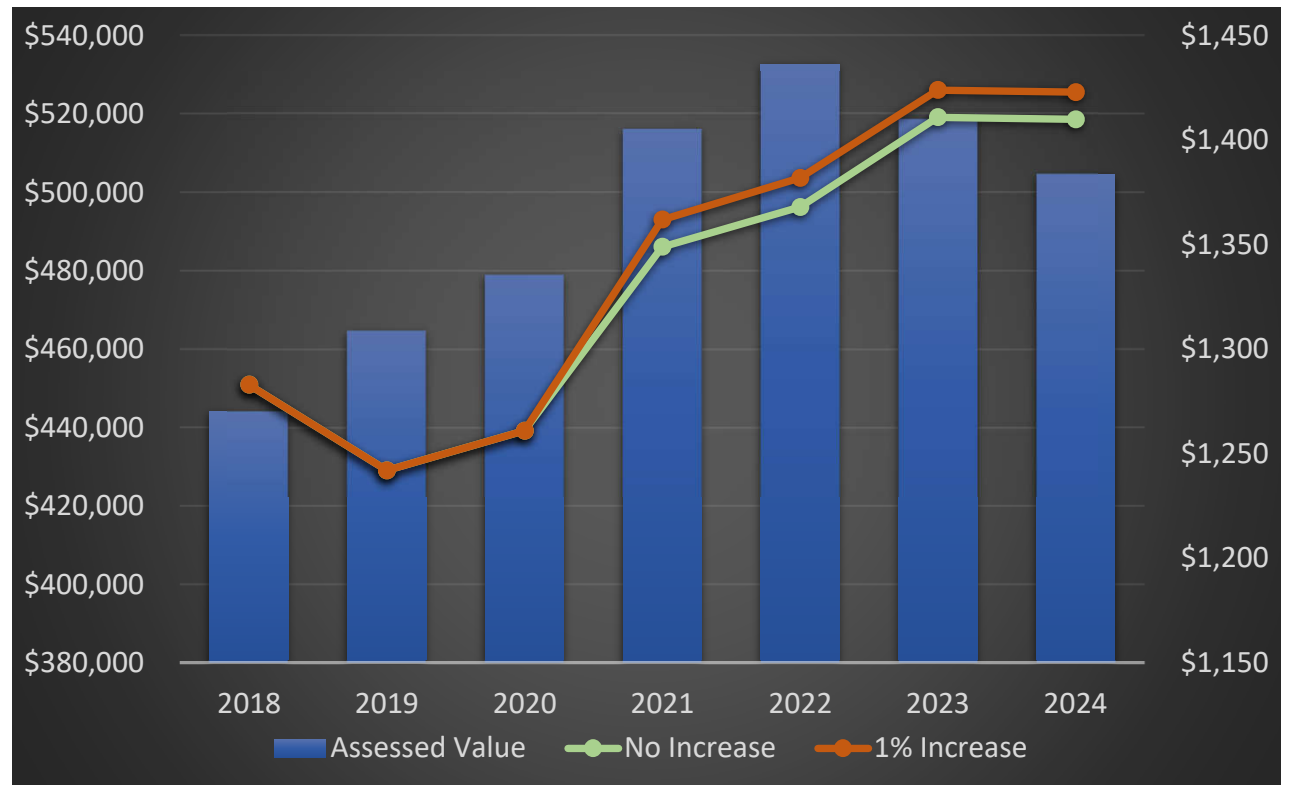
September 8, 2020

Camas City Council Workshop  
Budget Prep 2021 Property Tax

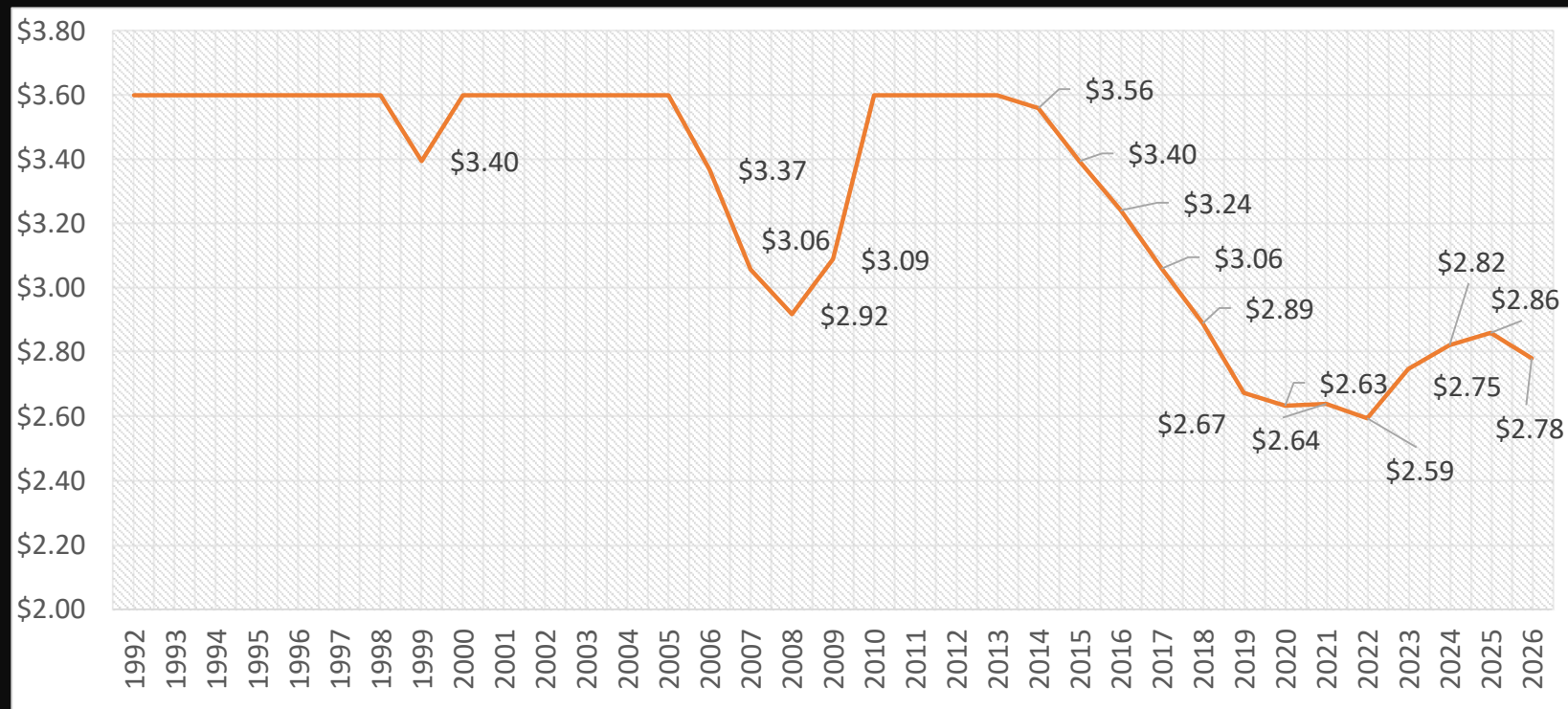
# 2021 Property Tax Levy Options



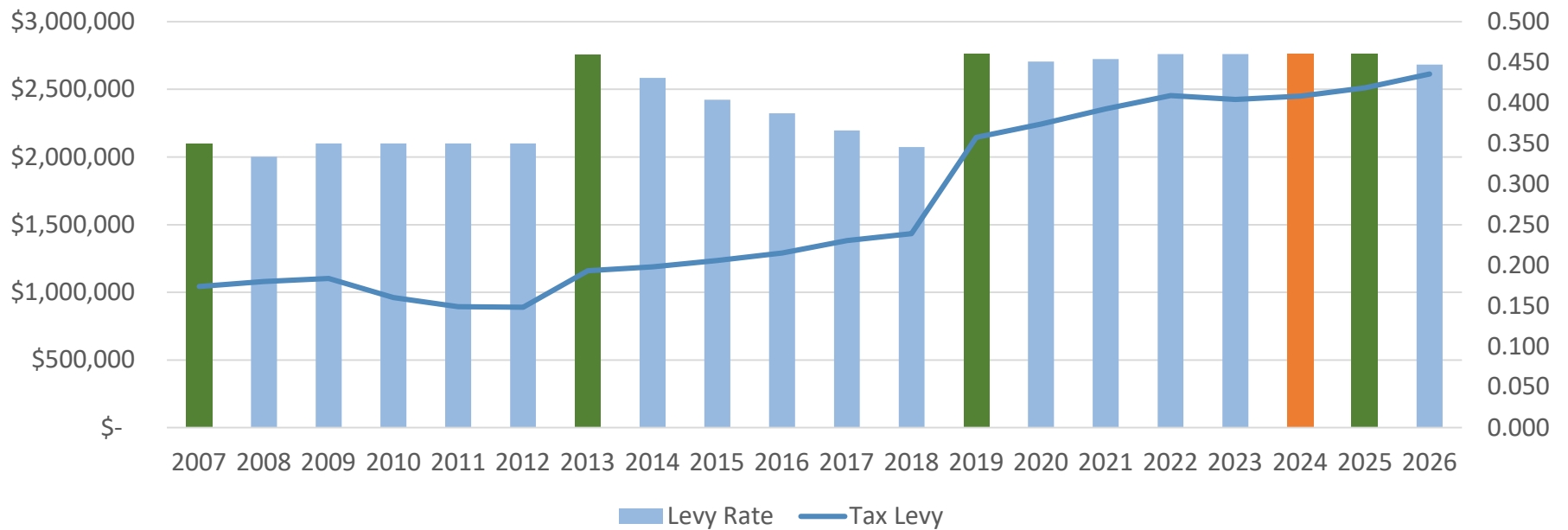
## Homeowner's Tax Bill



# Tax Rates



# EMS Levy Reset



# Council's Consideration

1%  
increase  
for  
\$130,329

- Annual impact on the median homeowner is estimated to be \$107 increase from 2020 in City taxes.

No  
increase

- Annual impact on the median homeowner is estimated to be \$92 increase from 2020 in City taxes.